
Sent: 1/11/2019 5:21:43 PM
Subject: Objection_Woolworths The Corso development
Attachments: Objection to Woolworths The Corso.pdf;

30.10.19

Benjamin Price
Planner
Northern Beaches Council
1 Belgrave st Manly 2095

Re;
Woolworths DA 2019/1084
31 the Corso Manly.

Dear Mr Price

I am writing to council to express serious concerns with the Woolworths proposal.
These are;

1- Proposed loading.

Woolworths propose to use existing on street loading zones with a 15 minute time limit to unload 2- 11 meter long trucks seven mornings per week between 5am and 8 am for a period of between 30 and 45 minutes. The deliveries are then to be wheeled to the rear loading bay on motorised pallet jacks along market lane.

The trucks will exit the lane via market lane and Sydney road.

This is a deeply flawed proposal as;

- i- the loading bays currently have a time limit of 15minutes.
- ii- the loading bays are currently heavily utilised and if the parking is not available the trucks will be forced to use other spaces that have the potential to block the lane.
- iii- the existing lane and loading zones are not wide enough to allow for these type of vehicles.
- iv- the lane is currently used by multiple waste contractors and the Woolworths trucks have the potential to block access to the service vehicles.
- v- The turn into Sydney road from Market lane is too tight for the Woolworths trucks.
- vi- The loading zone has adjacent residences and any loading or parking that commences prior to 6 am will impact the residents unreasonably.

2- Sustainability

Woolworths cafe at the front section of the tenancy has no in house service area and no facilities for the collection of customer waste.

This means that everything purchased from the cafe will be in single use packaging. Hence the Cafe will significantly add to the waste management of Council's public waste bins.

As Council actively supports environmentally sound waste management practices it needs to manage and discourage business's that have as their model high single use waste generation and negligible reuse.

3- Laneway activation

The planned modifications to the rear lane present no strategies to activate an increasingly pedestrianised space and the proposals completely ignore and compromise the quality of the laneway. The proposed market lane elevation of Woolworths with the loading / waste proposals / signage seriously impact the quality of the urban space and will detract from the laneway amenity. The Woolworths proposal is counter to the Council policy of laneway activation and the proposal will have a negative impact on the streetscape and activity in Market Lane.

The Woolworths proposal will cause permanent disruption to the loading zones and permanent waste generation onto public areas. It is a retail model that exceeds the serviceable scale of the site that it wants to occupy. The proposed servicing via existing loading zones will result in long term disfunction to areas that are becoming increasing pedestrianised.

Leah Schmidt Architect
